



## Edmonton Alberta

\$1,050,000

Welcome to prestigious Brookside! Nestled on a rare, expansive ravine lot in one of Edmonton's most sought-after neighborhoods, this home offers an unbeatable location, a warm and functional layout, and a lifestyle truly hard to find. The front living room window perfectly frames the ravine, creating a peaceful four-season retreat alongside frequent wildlife sightings. The kitchen is the heart of the home, with abundant windows flooding the space with natural light while showcasing the picturesque backyard. The main floor offers a private family room, dining area, and breakfast nook, perfect for everyday living and entertaining. Upstairs, three bedrooms include a primary suite with walk-in closet, ensuite, and upper-floor laundry. Hardwood flooring flows throughout. The finished basement is a great space for a rec room, home theatre, or whatever suits your family. Ravine trails connect to Snow Valley and Fort Edmonton. Quick access to Whitemud, minutes from U of A. Finds like this don't come twice. (id:6769)

Living room 20.8 m X 16.1 m

Dining room 11.4 m X 14.4 m

Kitchen 16.1 m X 17.11 m

Family room 15.6 m X 14.11 m

Breakfast 10.5 m X 11.4 m

Primary Bedroom 13.2 m X 15.9 m

Bedroom 2 14.6 m X 9.6 m

Bedroom 3 10.5 m X 15.4 m

Laundry room 6.7 m X 9 m

Listing Presented By:



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